



Kimcote Street, Redditch
Offers in Excess of £310,000

Features:

- Beautifully presented detached home
- Master bedroom with en-suite
- Three further bedrooms
- Extensive kitchen/living space
- Separate lounge
- Recently landscaped rear garden
- Off-road parking and garage
- EPC - B

Description:

A beautifully presented modern detached four-bedroom home in the sought-after area Brockhill, Redditch. The entrance hallway briefly comprises the spacious lounge, a dining room with large window to the front and the extensive fitted kitchen/living area with integrated tall fridge freezer, dishwasher, gas hob and electric oven and provides double doors opening to the rear garden. Leading off from the kitchen is the utility room with space for washing machine, tumble dryer and has a door opening to the rear garden, there is also access to the ground floor WC. The first-floor landing establishes spacious master bedroom one with an added en-suite providing a shower, sink and WC, double bedroom two, well sized bedrooms three and four and the family bathroom providing bath, sink and WC. To the rear is a recently landscaped private garden mainly laid to lawn with a dropped patio section perfect for garden furniture and entertaining. To the side of the property is a driveway with tandem off-road parking for two cars, access to the rear garden and a single garage. Well situated in the popular Brockhill district, Redditch town centre is a short ride away boasting an assortment of amenities such as shops and restaurants. It is also conveniently placed to access main motorway networks (M5 & M42).



Details:

Entrance Hallway

Lounge

13' 1" x 10' 7" (3.98m x 3.22m)

Dining Room

9' 7" x 10' 7" (2.92m x 3.22m)

Kitchen/Living Space

9' 4" x 20' 2" (2.84m x 6.14m)

Utility Room

6' 0" x 5' 2" (1.83m x 1.57m)

Ground Floor WC

First Floor Landing

Master Bedroom

11' 4" x 10' 8" (3.45m x 3.25m)

En-suite

Bedroom Two

11' 4" x 10' 9" (3.45m x 3.27m) Max

Bedroom Three

9' 7" x 8' 9" (2.92m x 2.66m) Max

EPC Rating: B

Council Tax Band: E (tbc by solicitors).

Tenure: (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406956, or visit their website for more information: www.morgans.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

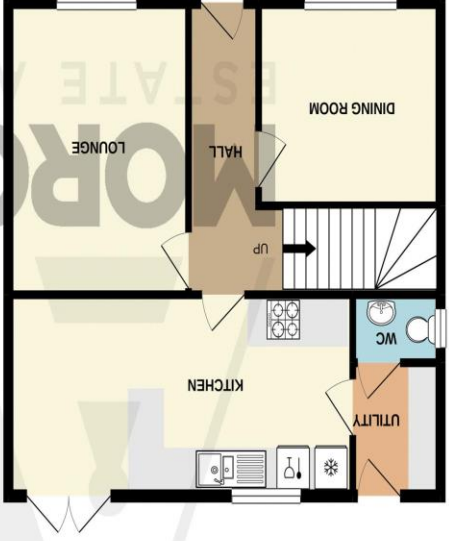
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

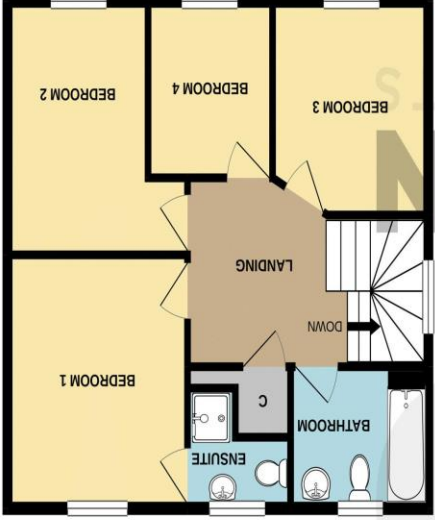


GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR
562 sq.ft. (52.2 sq.m.) approx.

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